

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
JULY 23, 2015

Case #2522: Application of William and Deirdre Broderick of 712 West Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(C) Front Yard for two new front yard decks at 712 West Olive Street, Long Beach, NY also known as Section 59, Block 5, Lot 31 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2526: Application of Mark V. Aiossa III of 933 Stratford Dr., East Meadow, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (a) Use; 9-105.5 (b) Height; 9-105.5 (c) Front Yard; 9-105.5 (d) Side Yard; 9-105.5 (h) Density to convert a one-family dwelling into a two-family dwelling with a 2nd story addition at 77 Florida Street, Long Beach, NY also known as Section 58, Block 92, Lot 41 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2527: Application of Maureen Brown of 82 Wyoming Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (c) Front Yard; 9-105.5 (d) Side Yard; 9-105.5 (e) Rear Yard to elevate the existing house at 82 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lot 13 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2528: Application of George Roller of 80 Harmon Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8 (c) Front Yard to elevate the existing house at 80 Harmon Street, Long Beach, NY also known as Section 59, Block 210, Lot 58 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2529: Application of Lori McClean of 92 Vermont Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (c) Front Yard; 9-105.5 (d) Side Yard to elevate the existing house at 92 Vermont Street, Long Beach, NY also known as Section 59, Block 233, Lot 8 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2532: Application of Thomas Marlow of 85 Michigan Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (b) Height; 9-105.5 (c) Front Yard; 9-105.5 (d) Side Yard to construct a new house at 85 Michigan Street, Long Beach, NY also known as Section 59, Block 98, Lot 37 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2533: Application of Patricia Ripley of 1 Pennsylvania Court, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard to construct a new house at 84 Minnesota Avenue, Long Beach, NY also known as Section 59, Block 230, Lot 12 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2534: Application of Umberto Silvestri of 21 Harmon Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height for new pitched roof on the existing residence at 21 Harmon Street, Long Beach, NY also known as Section 59, Block 227, Lot 42 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2535: Application of Ellen Shiff & Lisa Goodman of 136 East Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105(B) Height to elevate the existing house at 136 East Olive Street, Long Beach, NY also known as Section 59, Block 112, Lot 20 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2536: Application of Elliot & Margaret Posner of 551 West Hudson Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(D) Side Yard to elevate the existing house at 551 West Hudson Street, Long Beach, NY also known as Section 59, Block 20, Lot 52 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2537: Application of Lawrence Klein of 19 Dalton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(K) Side Yard to elevate the existing house at 19 Dalton Street, Long Beach, NY also known as Section 59, Block 217, Lot 144 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2538: Application of Michael Murphy of 10 Dalton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(C) Front Yard; 9-105.8(D) Side Yard; 9-105.8(F) Building Area to elevate the existing house at 10 Dalton Street, Long Beach, NY also known as Section 59, Block 218, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2539: Application of Elliot Small of 639 East Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(C) Front Yard to elevate the existing house at 639 East Beech Street, Long Beach, NY also known as Section 59, Block 187, Lot 58 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2540: Application of Sam D'Amico of 28 Vermont Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(C) Front Yard; 9-105.5(E) Rear Yard to elevate the existing house at 28 Vermont Street, Long Beach, NY also known as Section 59, Block 255, Lot 14 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2541: Application of JR Asian Fusion of 896 West Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(4) General Provisions for a 21' full service bar with 9 seats at 896 West Beech Street, Long Beach, NY also known as Section 59, Block 258, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED Conditional/Temporary Variance

Dated: July 23, 2015
Long Beach, N.Y.

Rocco J. Morelli
Chairman